

### **WHEN TO APPLY FOR APPROVAL**

If you propose to erect any building or out-building, alter or make additions to any existing building or out-building, demolish or remove any building or out-building, construct a swimming pool or erect a patio, pergola or the like then you need to apply for town planning development and building approval. Other activities may only require development approval (see below).

Applications on the prescribed form, together with plans and specifications are required in duplicate. Plans (minimum scale 1:100) showing the site plan, building plan, building elevation and building end elevation are required. Site plan to clearly show dimensions from property boundaries, other buildings on the property and effluent disposal systems.

An application fee is payable when the plans are lodged. See the section on fees further on, including BCITF and the Builders Registration Board levy.

Special conditions are applicable to Owner-Builders.

An application for approval of an effluent disposal system is required for dwellings.

When your plans and specifications are passed you will be issued with a Building Licence. Also you will be advised of any conditions that apply to your application.

### **BUILDING SETBACKS (TOWNSITE)**

As a general rule no building shall be constructed within a distance of 7.5m from the road and rear boundary. Minimum side boundaries are set by a complicated formula however generally no building shall be erected within 1.5m of any other lot boundary. These setbacks may be reduced by a decision of Council – if there is a compelling argument put forward.

All buildings must be at least 1.22m clear of septic tanks and at least 1.8m clear of leach drains.

### **BUILDING SETBACKS (RURAL)**

No building shall be constructed within a distance of 20 metres from the road boundary of your lot and no building shall be erected within 20 metres of any other lot boundary. A reduction in setbacks may be permitted if it is shown to the satisfaction of Council that for reasons of topography or lot configuration the prescribed setbacks cannot be adhered to. All buildings must be at least 1.2 metres clear of septic tanks and at least 1.8 metres clear of leach drains.

Many rural blocks have building envelopes created at the time of subdivision. Should you wish to relocate this envelope, approval will be required. A detailed application in writing, including a clear scaled plan, should be submitted.

### **ACCESS POINTS**

All access points and crossovers to individual lots are subject to Shire approval. Consideration is given to such issues as adequate sight distances by other road users, drainage requirements and utility services in the area.

### **NATIVE VEGETATION**

The clearing of trees and indigenous vegetation for lot boundary fence lines, access to building sites and boundary firebreaks is permitted without the need for formal application. However, the removal of trees and indigenous vegetation for any other purpose is strictly prohibited without the consent of Council.

### **FENCES AND WATER TANKS**

No application is necessary for the erection of a standard fence or rain-water tank.

### **WATER REQUIREMENTS**

Outside the Water Corporation area, all buildings intended for residential use must provide for the catchment and storage of rain-water in suitable tanks (with impervious covers) of at least 92,000 litres (135,000 litres in Rural Residential areas) capacity. Otherwise a bore or a reticulated supply of potable water is to be provided and connected to the house. When submitting plans for the erection of a dwelling house be sure to indicate from where you will be drawing your water supply.

### **CONSTRUCTION OF DAMS**

If you propose to construct a dam on your property, please contact the Shire to apply for planning approval prior to commencement.

### **MULTIPLE HOUSES PER LOT**

Under no circumstances will more than one dwelling house per lot be approved on rural residential lots. Buildings in the townsite must comply with the density requirements of the R-Codes.

### **SEISMIC BUILDING REQUIREMENTS**

As the whole of the Shire is subject to the possibility of seismic (earthquake) activity, all dwelling houses shall be designed by a practising structural engineer. The Acceleration Coefficient for the bulk of the Shire falls between 0.10 and 0.13. The Wandering townsite falls between 0.10 and 0.11.

### **SAND PAD**

The Building Code of Australia requires an Engineer to classify the building site prior to placement of a sand pad. Depending on the topography and local soil, a sand pad of 600mm compacted in 200mm layers will generally be required. The Engineer will determine the size of the footings necessary and is also required to certify that the pad's compaction.

### **BUILDING LICENCE DURATION**

The duration of the Building Licence is 12 months. If the building has not been finished yet substantial progress has been made, the Permit may be extended for a further 12 months.

### **RELOCATED BUILDINGS**

Planning approval is required for all transported buildings.

An engineers certificate of sound condition and suitability for relocation is required for buildings proposed for relocation into and within the Shire of Wandering. Further conditions may also be applicable.

### **OCCUPANCY**

No dwelling is to be occupied until final approval has been granted by the EHO/Building Surveyor.

## COMMERCIAL PURPOSE

If commercial type activity is intended on your land, enquiries should be made at the Shire Office, as there are restrictions on commercial practises.

## LIVING ON SITE DURING CONSTRUCTION

Permission to live on site, whilst the dwelling is being constructed, will only be considered if:

- 1 A Building Licence for a dwelling house has been issued;
- 2 Application to live on site is made in writing to the Council;
- 3 Appropriate sanitary measures are made eg., chemical toilet etc.; and
- 4 Progress in building is being made.

All approvals are to be under constant review to ensure satisfactory building progress is being made. The maximum period granted will be 12 months.

## SWIMMING POOLS

Private swimming pools are to be approved and licensed by the Shire and are to be enclosed by a child-proof fence of not less than 1.2 metres in height incorporating a self-closing and locking gate. Swimming pools are to comply with the Local Government Act Building Regulations 1989 as amended and the fences and gates must be inspected prior to water being added to the pool. A license is required and an annual fee payable.

## BUILDING LAWS

The Building Code of Australia provides the relevant legislative framework and standards for the building control in the Shire of Wandering.

## EFFLUENT DISPOSAL SYSTEMS

All septic tank installations and modifications are required to be licensed by the Health Department of WA and inspected by the Environmental Health Officer.

Application forms are available from the Shire Office.

As a general rule, all septic tanks and leach drains

in the Shire for a residence will be:

### Septic Tank

- 1 tank of 1.52m
- 1 tank of 1.22m
- 1.22m from boundary or buildings

### Leach Drain

- 2 x 13m of leach drain, depth of 450mm and width of 840mm
- 1.80m from boundary or buildings
- crushed rock to a width of 300mm either side of each leach drain.

However, due to topography and location or design alternatives, these sizes should be taken as a guide only – individual circumstances may vary. An inspection by Shire Staff is considered essential.

Once installed, the tanks and drains are required to be inspected. The tanks must be concreted, at least half filled with water and the lids left off or apart so that a leak inspection can be effected. Similarly, at least a portion of the 2 leach drains must be left exposed for inspection. If the installation does not comply and a second inspection is required, a further charge will be levied. However, the septics can be inspected separately to the plumbing.

## FEES

Building (Class 1) value	minimum	\$427/m <sup>2</sup>
outbuildings		\$157/m <sup>2</sup>

Building Permit Application		
	0.35% of value ÷11x10 for Class 1 & 10	
	0.2% of value ÷11x10 for Class 2 & 9	
	minimum	\$40

Builders Registration Board Disputes Levy	\$30
Owner Builder Levy (projects with a value great than \$12,000)	\$100 paid to Builders Reg. Board
BCITF Levy	0.182% of value
Septic System	minimum \$130

## OWNER BUILDER RESTRICTION

An owner-builder may only construct for himself a dwelling (or an out building (shed etc) with a value not exceeding \$12,000). All other building must be carried out by a registered builder.



# SHIRE OF WANDERING

## Notes On Building & Planning



### Shire of Wandering

22 Watts Street, Wandering WA 6308  
Telephone: 9884 1056 Facsimile: 9884 1510

*At the time of preparation this information brochure was deemed to be correct. However, as Building Regulations, Residential Planning Codes, Town Planning Scheme and Council Policies are amended from time to time please ensure that you have the most up to date edition of this brochure.*

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